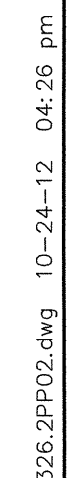


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# BUTTERFIELD TRAILS RANCH VALLEY CENTER, CALIFORNIA

## CONCEPTUAL GRADING PLAN NOTES

**PRE-CONSTRUCTION MEETING:** (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

### (BIOLOGICAL RESOURCES)

#### GP1. BIOLOGICAL MONITORING: [PDS, PCC] [PDS,PDCI] [PC] [PDS, FEE X3].

**INTENT:** In order to prevent inadvertent disturbance to biological open space, all grading located within 300 feet shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities adjacent to the open space. \*The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and:

1. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the PDS, Permit Compliance Section.
2. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the PDS Permit Compliance Section.

**DOCUMENTATION:** The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [PDS, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared b the biologist.

#### GP2. TEMPORARY FENCING: [PDS, PCC] [PDS, PDCI] [PC] [PDS, FEE]. **INTENT:** In order to prevent inadvertent disturbance to wetlands and proposed biological open space, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

#### GP3. RESOURCE AVOIDANCE: [PDS, PCC] [PDS, PDCI] [PDS, FEE X2]. **INTENT:** In order to avoid impacts to least Bells vireo and California Gnatcatcher, which is a sensitive biological resource pursuant to CEQA and County Biological Guidelines, a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of native habitat during the breeding season of the these species which is defined as occurring between February 15- September 15. The Director of Planning and Development Services (PDS), PCC) may waive this condition, provided that no birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County. **MONITORING:** The [PDS, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. "

**GP3. RESOURCE AVOIDANCE: [PDS, PCC] [PDS, PDCI] [PDS, FEE X2].**

**INTENT:** In order to avoid impacts to least Bells vireo and California Gnatcatcher, which is a sensitive biological resource pursuant to CEQA and County Biological Guidelines, a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of native habitat during the breeding season of the these species which is defined as occurring between February 15- September 15. The Director of Planning and Development Services (PDS), PCC) may waive this condition, provided that no birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County. **MONITORING:** The [PDS, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. "

### (CULTURAL RESOURCES)

#### GP4. ARCHAEOLOGICAL MONITORING: [PDS, PDCI] [PDS, PCC] [PC] [PDS, FEE X2] **INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3100 5551 (TM), a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved 'Project Archaeologist,' Native American Monitor, and the PDS Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological and Historic Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archaeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [PDS, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archaeologist.

**DURING CONSTRUCTION:** (The following actions shall occur throughout the duration of the grading construction).

### (CULTURAL RESOURCES)

#### GP5. ARCHAEOLOGICAL MONITORING: [PDS, PDCI] [PDS, PCC] [PDS, FEE X2] **INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3100 5551 (TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological and Historic Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

- a. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist."
- b. "In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods."
- c. "If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the PDS Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains."
- d. "The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction."

**DOCUMENTATION:** The applicant shall implement the grading monitoring program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [PDS, PDCI] shall make sure that the Project Archaeologist is on-site performing the Monitoring duties of this condition. The [PDS, PDCI] shall contact the [PDS, PCC] if the Project Archeologist or applicant fails to comply with this condition.

### (AIR QUALITY)

#### GP6. AIR QUALITY: [PDS, PDCI].

**INTENT:** To mitigate for potential air quality effects that may be caused by grading activities during construction. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least 2 feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas, between dozer/scrapper passes and on any unpaved roads within the project limits.
- c. Grading is to be terminated if winds exceed 25 mph.
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- g. A minimum of 5 - 15 mph signs shall be posted and enforced on unpaved areas during construction.
- h. Disturbed areas shall be replanted as soon as practical.

**DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [PDS, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [ PDS, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

#### GP7. AIR QUALITY: [PDS, PDCI]. **INTENT:** To mitigate for potential air quality effects that may be caused by construction activities. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

- a. During construction activities, construction equipment shall be properly maintained to ensure proper timing and tuning of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction activity.
- b. During construction activities, the contractor shall ensure that all equipment on-site will not idle for more than five (5) minutes.
- c. The contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB).
- d. The project applicant shall ensure that various phases of construction activity will not overlap (i.e., demolition, grading, paving, and building).

**DOCUMENTATION:** The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities. **MONITORING:** The [PDS, PDCI] shall make sure that the construction contractor complies with the Air Quality requirements of this condition. The [ PDS, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

### (PALEONTOLOGICAL RESOURCES)

#### GP8. PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5551(TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [PDS,PCC] stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

b. If Paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and hat resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the letter report to the [PDS,PCC] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2) the letter report shall be completed. **MONITORING:** The [PDS,PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

**ROUGH GRADING:** (Prior to rough grading approval and issuance of any building permit).

### (BIOLOGICAL RESOURCES)

#### GP9. BIOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5551(TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of Biological open space or other sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources. It shall also include but not be limited to the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring logs showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.

**DOCUMENTATION:** The applicant shall submit the final biological monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [PDS, PDCI] that the requirement is completed.

#### GP10.ARCHAEOLOGICAL SITE CAPPING: [PDS, PCC] [PDS, ESU] [RG, BP] [PDS, FEE x 2] **INTENT:** In order to mitigate for potential impacts to site CA-SDI-5811, a site capping plan shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 an 15064.7. **DESCRIPTION OF REQUIREMENT:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to prepare and implement a site-capping plan. The following shall be completed:

- a. The Project Archaeologist shall perform the capping plan duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The plan shall also include a contract an agreement that the capping will be completed, between the Project Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the capping plan and reporting.
- b. The Project Archaeologist shall provide evidence that a Native American of the appropriate tribal affiliation has also been contracted to perform Native American Monitoring of the capping plan activities.

**DOCUMENTATION:** The applicant shall complete the capping and provide a copy of the final capping report to the [PDS, PCC] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to final Inspection (Grading Ordinance SEC 87.421.a.2), the final capping plan report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final capping plan report for compliance with the project MMRP, and inform [PDS, PDCI] that the requirement is completed.

**FINAL GRADING RELEASE:** (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

### (BIOLOGICAL RESOURCES)

#### GP11.OPEN SPACE SIGNAGE & FENCING: [PDS, PCC] [PDS, PDCI] [FG, UO] [PDS, FEE]. **INTENT:** In order to comply with Condition 29 pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for Butterfield Trails, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences or walls, and open space signs shall be placed along the open space boundary of lots(s) 11-19, 56-71, and 79 as shown on these plans and the approved Conceptual Grading and Development Plan for TM 5551.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6' x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources**  
**Area Restricted by Easement**  
Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services  
Reference: (3100 5551)

**DOCUMENTATION:** The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [PDS, PCC]. **TIMING:** Prior to the occupancy of any structure and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

#### GP12.EASEMENT AVOIDANCE: [PDS, PCC] [PDS, PDCI] [PDS, FEE]. **INTENT:** In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition is to allow routine maintenance for the existing storage pond and proposed HMP basins in the Open Space Easements. No motorized vehicles shall be used for the maintenance.

**DOCUMENTATION:** The applicant shall provide a letter statement to the [PDS, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [PDS, PDCI] shall not allow any grading, clearing or encroachment into the open space easement."

### (CULTURAL RESOURCES)

#### GP13.ARCHAEOLOGICAL MONITORING REPORT: [PDS, PCC] [RG, BP] [PDS, FEE]. **INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5551 (TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant shall submit the report to the [PDS, PCC] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of 3100 5551 (TM), and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), the final report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [PDS, PDCI] that the requirement is completed.

### (PALEONTOLOGICAL RESOURCES)

#### GP14.PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5551(TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [PDS,PCC] stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

b. If Paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and hat resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the letter report to the [PDS,PCC] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2) the letter report shall be completed. **MONITORING:** The [PDS,PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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PROJECT NAME:

BUTTERFIELD TRAILS RANCH

SHEET TITLE:

CONCEPTUAL GRADING PLAN -- SHEET 3 OF 3 SHEETS

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MY REGISTRATION EXPIRES 6-30-13

2/21/12  
DATE